

# Real Estate Auction

**2 SPECIAL HOMES IN GOOD LOCATIONS  
IN ELK CITY, OKLAHOMA**

**SATURDAY, FEBRUARY 27, 2016**

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of these two properties that would be good investment property or a good place to call "Home"

**TRACT #1:** 1305 W. Avenue A, Elk City, Oklahoma

**SALE LOCATION:** 1305 W. Avenue A, Elk City, Oklahoma

(Watch for auction signs).

**SALE TIME: 10:00 A.M.**

**Property Description:** The 1,356 square foot frame home has a kitchen & dining area, 3 bedrooms, and 1.5 bathrooms with a 2 car attached garage. This would be a good investment property or a nice place to call "Home".

We invite you to attend this special auction.

**TRACT #2:** 112 Sunset, Elk City, Oklahoma

**SALE LOCATION:** 1305 W. Avenue A, Elk City, Oklahoma

(Watch for auction signs).

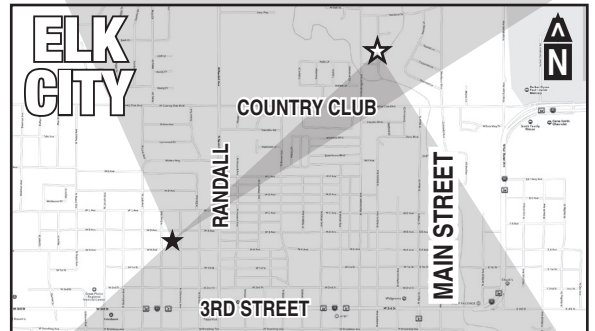
**SALE TIME: 11:00 A.M.**

**Property Description:** The 2,444 square foot brick home has 4 bedrooms and 2.5 baths; living rooms + den with a fireplace, formal dining room, kitchen with a pantry and breakfast bar. The home has central heat and air. The home has a 1 car attached garage and a nice privacy fence with a nice backyard. We invite you to attend this special auction.

**REAL ESTATE TERMS:** 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

**BROKER PARTICIPATION INVITED:** Broker must pre-register client 48 hours in advance auction.

**TRACT #1 • 1305 W. AVE. A**



**TRACT #2 • 112 SUNSET**



**OPEN HOUSE**

Sunday, February 14 and 21, 2016 1-3pm or by appointment call 580-225-6743

**MLS**

**WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION!**

**MLS**

**Sale Conducted by Gene Cobb Auction & Realty**

*Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser*

**580-225-6743 • P.O. Box 982 • Elk City, Oklahoma 73648**

*Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma*

**P.O. Box 763 • Canyon, Texas 79015 • Texas Broker # 0549348 • TDLR # 16204 • Oklahoma Broker # 142951**

We Act As Agents & Agents Only • Not Responsible For Accidents • Any Announcements Made Sale Day Supersede All Other Announcements.

Every effort has been made to assure the accuracy of the information with no guarantee of authenticity

**VISIT US ON THE WORLD WIDE WEB FOR A SCHEDULE OF UPCOMING AUCTIONS**

**AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**

